COMM SE COR OF NW1/4, N 39.89 FT
TROY RD, W 182.97 FT, CONT W 270
CONT W 210 FT, N 1305.03 FT, E 2

ADEL DANIEL
957 SW SPRING LN
LAKE CITY, FL 32025

2027

10-4S-16-02850-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	56,610
TOTAL MARKET VALUE	2,961
SOH/AGL Deduction	0
ASSESSED VALUE	2,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,961
TOTAL JUST VALUE	57,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2123	5/26/2022	LE	U	I	14	100
GRANTOR: ADEL DANIEL						
GRANTEE: ADEL DANIEL (LIFE E						
1466/906	5/09/2022	WD	Q	I	01	15,000
GRANTOR: MCKAIN PAUL C						
GRANTEE: ADEL DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.29	AC		1.00	1.00	1.00	280.00	280.00	1,761							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	6.29	AC		1.00	1.00	1.00	9,000.00	9,000.00	56,610							

REVIEW DATE 01/18/2024 BY KS Total Acres: 6.29 Total Land Value: 1,761 Market: 56,610 Agricultural: 1,761 Common: 0 PRINTED 11/17/2026 BY SYS